APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Sikh Village Real Estate Guide

Secunderabad & Cantonment · Hyderabad

INVESTMENT SCORE

8 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹4.9K - ₹6K
2BHK rent / month	₹12K - ₹18K
5-year appreciation	37-41%
Suits	Families, defence personnel, mid-range buyers
ORR exit	—
ORR distance	—

Why invest here

Sikh Village offers a blend of heritage and modernity in the Secunderabad zone. Proximity to defence establishments, Secunderabad railway hub and metro access make it a dependable mid-market investment.

Infrastructure

- Begumpet old airport redevelopment impact
- Road upgrades on SP Road and RP Road
- Secunderabad railway junction — major hub

Nearby localities

Chilkalguda · Tarnaka Extension · Old Bowenpally · Ferozguda · Bapunagar

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Methodology: Investment score is computed from 6 weighted factors — price appreciation (25%), infrastructure pipeline (20%), rental yield (15%), connectivity (15%), supply pipeline (15%), and social infrastructure (10%). Full methodology at https://aptlok.com/methodology.

Data sources: HMDA layout database, Telangana RERA portal, sub-registrar transaction records (IGRS), Telangana Roads & Buildings Department, on-ground

verification by AptLok analysts.

Citation format: "AptLok, Sikh Village Real Estate Guide, https://aptlok.com/en/hyderabad/sikh-village-real-estate-guide, accessed Nov 2026."

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